

CITY OF SAN ANTONIO

Zoning Commission Agenda

City Council Chambers
First Floor, Municipal Plaza Building
103 Main Plaza

December 3, 2002
Tuesday, 11:30 A.M.

ZONING COMMISSIONERS

Gilbert Kissling – District 1	Christopher Martinez – District 6
Clarence McGowan – District 2	Jody Sherrill – District 7
Vernon Hophan – District 3	Jerry F. Morell – District 8
Henry Avila – District 4	James McAden – District 9
Rita Cardenas-Gamez – District 5	Steven B. Grau – District 10
Ralph Mehringer – District Mayor Chairman	

1. **Work Session presentation by staff to discuss presentation on zoning case recommendations for December 3, 2002, at 11:30 A.M. “C” Conference Room, 103 Main Plaza, Municipal Plaza Building.**
2. Call to Order – City Council Chambers – 1:00 PM.
3. Roll Call.
4. Pledge of Allegiance.
5. Director’s Report.
6. Z2002239 S Misra Enterprises, L. P., 21000 Block of Hardy Oak Boulevard.
(*City Council 9*)
7. Z2002170 City of San Antonio, Historic Preservation Office, 701 Montana Street.
(*City Council 2*)
8. Z2002196 Glenn Lynch, 7311 Somerset Road. (*City Council 4*)
9. Z2002221 David Hamilton & Charles Odom, 375 and 379 Morningview Drive.
(*City Council 2*)
10. Z2002233 Big Fish Development One, 6600 Block of South West Loop 410.
(*City Council 4*)

11. Z2002234 C Edward & Margaret Marotta, 2250 Benrus Boulevard. (*City Council 7*)
12. Z2002236 Gordon Hartman Enterprises, South of Marshall Road, west of Bulverde Road and East of U.S. Highway 281. (*City Council 9*)
13. Z2002238 Thomas Aguirre, 121 E. Ashby Place. (*City Council 1*)
14. Z2002240 Daniel Burdin, 7126 UTSA Boulevard. (*City Council 8*)
15. Z2002241 Dirt Dealers III, Ltd., 15800 Block of Nacogdoches Road. (*City Council 10*)
16. Executive Session: consultation on Attorney-client matters (real estate, litigation, personnel and security matters) as well as any of the above agenda items may be discussed.
17. **ADJOURNMENT.**

Accessibility Statement

This meeting is wheelchair accessible. The accessible entrance is located at 103 Main Plaza. Accessible parking spaces are located at City Hall, 100 Military Plaza. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested at least 48 hours prior to the meeting by calling 207-7245

FINAL CASE NO: Z2002170

Date: December 03, 2002

Continuance from October 1, 2002 and November 19, 2000

Council District: 2

Ferguson Map: 617 B6

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Owner Name:

COSA - Ann McGlone, HPO

Butler, Winston & Bobbie Jane

Zoning Request: To designate Historic Significant

Property Location: West 77 feet of Lot 18, Block 109, NCB 1386
701 Montana Street

Proposal: Finding of Historic Significant

Neighborhood Association: Nevada Street Neighborhood Association

Traffic Impact Statement: A Traffic Impact Analysis is not required.

Staff Recommendation:

Approval. The Unified Development Code indicates that the Alamo Dome Neighborhood Plan may be used as a guide for this area. This recommendation for approval supports the Alamo Dome Neighborhood Plan. The structure has been recognized by the city as historically significant. The property meets the designation criteria for landmarks, according to the Historic Preservation and Design Section of the Unified Development Code.

FINAL

☐ Notices Mailed
☐ In Opposition
☐ In Favor



ZONING CASE: Z2002-170

City Council District NO. 2
 Requested Zoning Change
 From: "RM-4" To: "RM-4 HS"
 Date: December 3, 2002
 Scale: 1" = 200'

Subject Property

200' Notification

T- 17
 B-6
 p. 617



FINAL

CASE NO: Z2002196

Date: December 03, 2002

Continuance from October 15 and November 19,
2002

Council District: 4

Ferguson Map: 681 A2&A3

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Glenn Lynch

Owner Name:

Glenn Lynch, Trustee

Zoning Request: From "NP-10" Neighborhood Preservation District to "MF-33" Multi-Family District.

Property Location: 19.205 acres out of NCB 11295

7311 SOMERSET Road

Proposal: To permit the development of 280 apartment units

Neighborhood Association: None

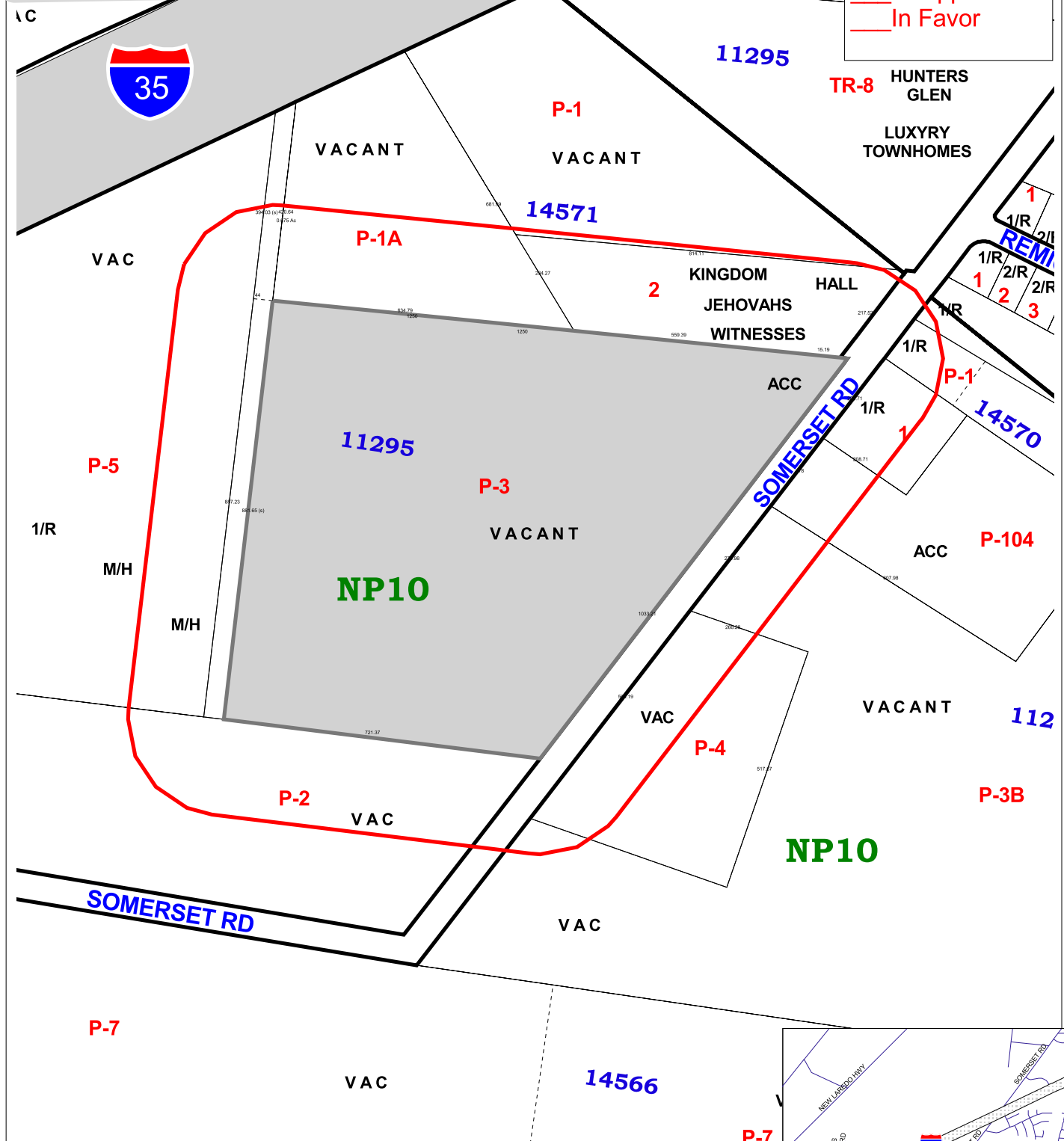
Traffic Impact Statement: A traffic impact analysis is required.

Staff Recommendation:

Approval. The subject property is a large vacant tract adjacent to "MF-33" . The subject property has existing "NP-10" zoning to the south, east and west and "MF-33" zoning to the north east. North east of the subject property is a new large Town home development. The requested zoning is compatible with the surrounding area.

FINAL
NP10

☐ Notices Mailed
☐ In Opposition
☐ In Favor



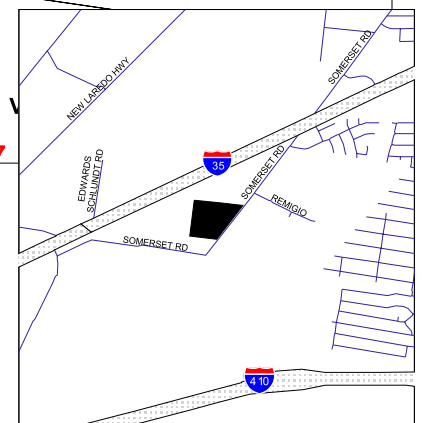
ZONING CASE: Z2002-196

City Council District No. 4
 Requested Zoning Change
 From: "NP-10" To: "MF-33"
 Date: NOV. 19, 2002
 SCALE: 1" = 300"

Subject Property

200' Notification

T-19
 A-2
 P. 681



FINAL

CASE NO: Z2002221

Date: December 03, 2002

Continued from November 5 and November 19, 2002

Council District: 2

Ferguson Map: 618 A7

Case Manager : Richard Ramirez 207-5018

Applicant Name:

Owner Name:

David L. Hamilton & Charles E. Odom

David L. Hamilton and Charles E. Odom

Zoning Request: From "R-4" Residential Single Family District to "C-3" Commercial District.

Property Location: LOT 28 and 29, Block 4, NCB 10263

375 and 379 Morningview Drive

Proposal: To permit a used car lot

Neighborhood Association: Wheatley Heights Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial

The subject property is vacant, located at the end of a dead end residential street and has existing single family homes to the south. Staff discourages encroaching of "C-3" zoning and uses into a developed single family neighborhood. "C-3" zoning is encouraged at the intersection of major thoroughfares. The subject property has no frontage road access and the only access to the property is from Morningview.

27	26	25	24	23	22	21	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1	0
															1/R	1/R	VAC	30	31	32	33	34	VAC				
															1/R	1/R	VAC	30	31	32	33	34	VAC				

STERLING DR																
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	VAC	1/R	1/R	1/R	APTS	VAC
21	22	23	1	2	3	4	5	6	7	8	9	10	11	12	13	14
75							10261		R4		10261			RM4		
26	25	24	18	19	20	21	22	23	24	25	26	27	28	29		
												VAC	HSE			
1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	1/R	VAC	VAC	VAC					

DORIE DR								
1/R	17	1/R	1/R	1/R	1/R	1/R	VAC	VAC
1/R	18	1	2	3	4	5	6	7
1/R	19	R4			10262		23	24
1/R	20	18	19	20	21	22	VAC	
		VAC	VAC	VAC	VAC	VAC		

DORIE

VAC	1/R	1/R	1/I
VAC ⁴	6	7	8
VAC ⁵			
C3 ⁴⁷	R4 ²⁹		
VAC	27	28	30
VAC ²⁶	1/R	1/R	1/I

LINCOLNSHIP

	3	1/R	1/R	1/R	VA	
1/R	2					
VAC	1					
VAC	24					
VAC	25	27	28	29	30	31
VAC	26	1/R	1/R	1/R	VAC	1/R

R4
IK[illegible]

	6	1/R	1/R	1/R	1/R	1/F
VAC						
BLDG	5	7	8	9	10	11
VAC	4			R4		102'
VAC	3					
HSE						
	2	15	16	17	18	19
1/R						
	1	VAC	VAC	VAC	VAC	1/F

[illegible]

VAC	3	1/R	1/R	1/R	1/R	1/
VAC	2	4	5	6	7	8
VAC	1					
VAC	24					
1/R	25	27	28	29	30	31

City Council District NO. 2
Requested Zoning Change
From: "R-4" To: "C-3"
Date: NOV. 5, 2002
Scale: 1" = 200'

 200' Notification

A map showing the intersection of Highway 90 and Highway 60. Highway 90 runs diagonally from the bottom left to the top right. Highway 60 runs horizontally across the top. Several streets are labeled: Commerce St E at the top, Martin L. King in the middle, Pecan Valley Dr running vertically, Riggsby Av at the bottom, and Roland Av running diagonally from the bottom left. A small black triangle is located on Highway 90, just south of the intersection with Highway 60.

FINAL CASE NO: Z2002233

Date: December 03, 2002

Continuance from November 19, 2002

Council District: 4

Ferguson Map: 647 E-5,E-6

Case Manager : Pedro G. Vega 207-7980

Applicant Name:

Owner Name:

Big Fish Development One

Turner Bowman

Zoning Request: From "R-6" Residential Single-Family District to "R-4" Residential Single-Family District.

Property Location: Parcel 3C and Parcel 3E, NCB 16001

6600 Block of South West Loop 410

Between South West Loop 410 and Palm Valley Drive, Medina Base Road to the north, Ray Ellison Drive to the south.

Proposal: To permit higher density single-family residential development.

Neighborhood Association: People Active In Community Effort (P.A.C.E.) and Springvale Neighborhood Association

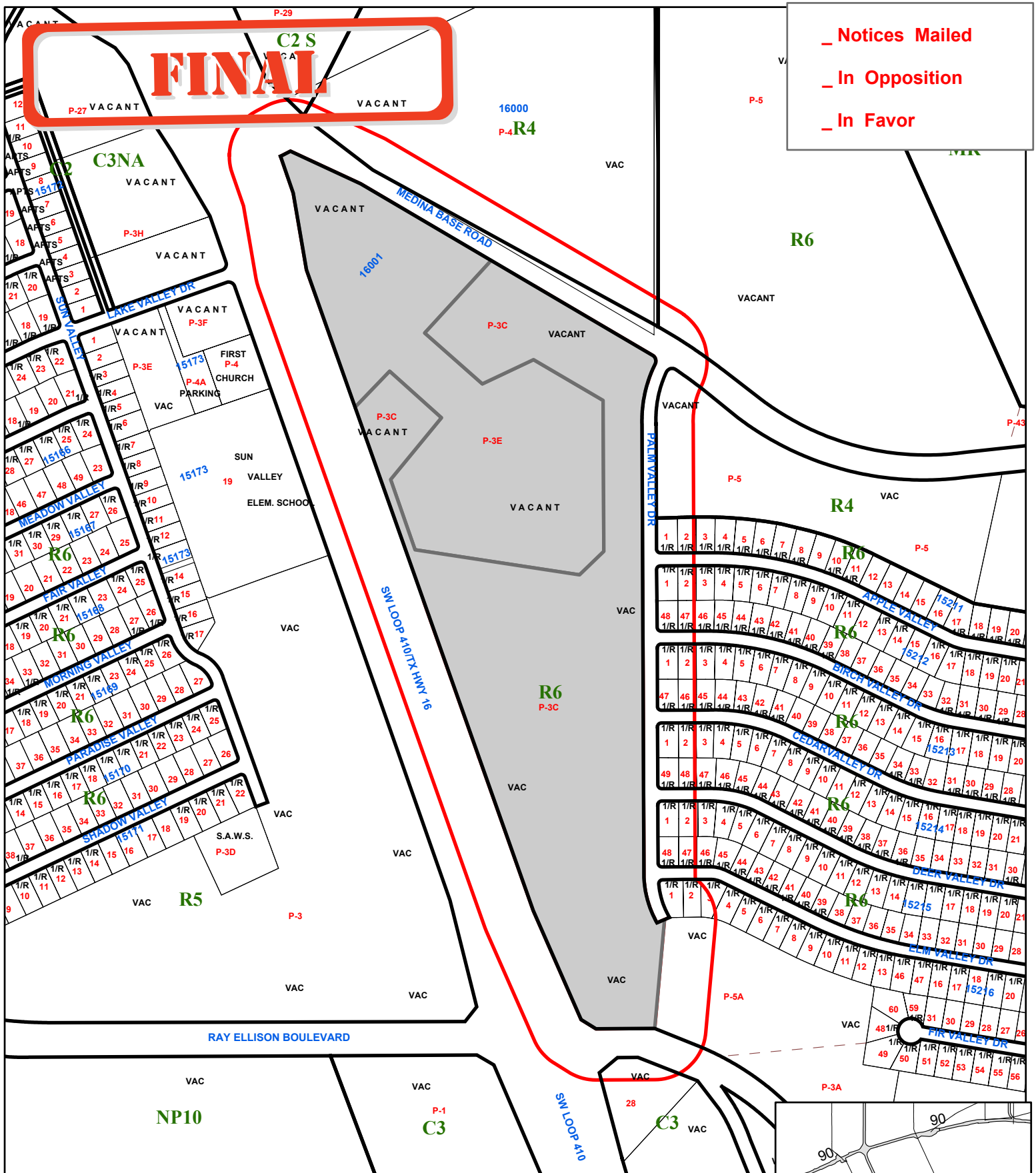
Traffic Impact Statement: A Level 1 Traffic impact Analysis has been completed.

Staff Recommendation:

Approval. The subject property is a vacant tract of land that has "R-4" Residential Single-Family District across Medina Base Road to the north (approved June 13, 2002) and across Palm Valley Drive to the east (approved September 12, 2002). The proposed development will occupy 64.2531 acres of land and consist of single-family residential homes totaling 231 lots (45x110=4950 lot size). The "R-4" Residential Single-Family District is compatible with the surrounding area.

FINAL

- _ Notices Mailed
- _ In Opposition
- _ In Favor



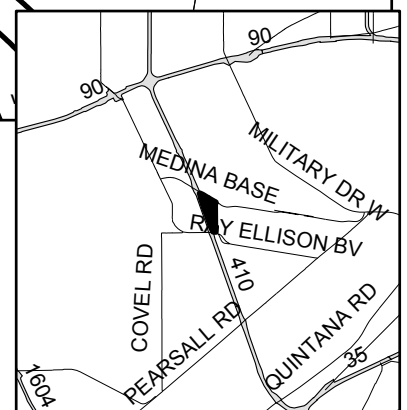
ZONING CASE: Z2002-233

City Council District NO. 4
Requested Zoning Change
From: "R-6" To "R-4"
Date: December , 2002
Scale: 1' = 500'

Subject Property

200' Notification

T-15
p.647
E-5



FINAL CASE NO: Z2002234 C

Date: December 03, 2002

Continued from November 19, 2002

Council District: 7

Ferguson Map: 580 E7

Case Manager : Chris Looney 207-5889

Applicant Name:

Owner Name:

Edward & Margaret Marotta

Ruben & Irma Perales

Zoning Request: From "R-5" Residential Single-Family District to "R-5 C" Residential Single-Family District with a Conditional Use for a day care center.

Property Location: The North Irregular 50 feet of Lots 4, 5, & 6, Block 3, NCB 11443
2250 Benrus Boulevard

Proposal: To allow a day care center with a maximum of 53-55 kids and open only 12 hours per day.

Neighborhood Association: Third World Neighborhood Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Denial.

The subject property lies one block south of Ingram Road, a major thoroughfare, and is completely surrounded by single-family residential zoning and uses. A tract of office zoning lies approximately 190 feet north of the subject site, at the intersection of Benrus Boulevard and Ingram Road, however that lot is also occupied by a residence.

Benrus Boulevard is a narrow but relatively busy thoroughfare lacking curbs, gutters or sidewalks. These factors, the speed at which automobiles travel along this route, and the topographic features of this roadway may pose hazards to children and motorists at this proposed day care. While a traffic impact analysis was not required, that does not mean such a commercial operation as proposed would not affect traffic at this location. A day care center with 53 children (possibly 40-plus vehicles at peak hours) would have a significant impact on traffic at this residential location.

Such a large commercial operation at the subject location would not be compatible with surrounding residential uses and would have negative impacts on this expansive residential neighborhood.



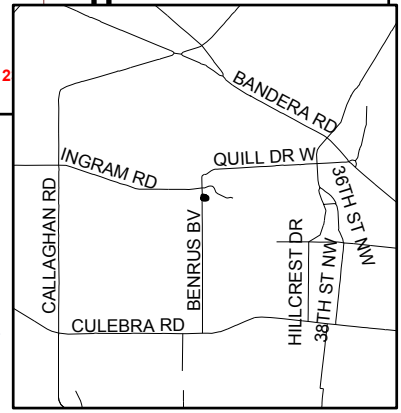
ZONING CASE: Z2002-234 C

City Council District NO. 7
 Requested Zoning Change
 From: "R-5" To "R-5 C"
 Date: DEC. 3, 2002
 Scale: 1" = 200'

Subject Property

200' Notification

T-20
 p.580
 E-7



FINAL CASE NO: Z2002236

Date: December 03, 2002

Council District: 9

Ferguson Map: 483 E3

Case Manager : Chris Looney 207-5889

Applicant Name:

Gordon V. Hartman Enterprises, Inc.

Owner Name:

Gordon V. Hartman Enterprises, Inc.

Zoning Request: From "C-2 ERZD" Commercial Edwards Recharge Zone District and "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "R-6 PUD ERZD" Residential Single-Family Planned Unit Development Edwards Recharge Zone District.

Property Location: 71.777 acres out of NCB 18218, extending south from the block of Marshall Road between Bulverde Road and U.S. Highway 281 (approximately 1000 feet west of Bulverde Road)

Situated south of Marshall Road, west of Bulverde Road and east of U.S. Hwy 281

Proposal: To permit a planned unit development to include single family residential uses

Neighborhood Association: None

Traffic Impact Statement: The Level-1 Traffic Impact Analysis is in compliance with the Traffic Impact Analysis Ordinance 91700.

Staff Recommendation:

Approval.

Surrounding property includes a developed residential neighborhood, vacant residentially-zoned tracts and vacant commercially-zoned tracts. The subject property is made up of two tracts, the larger of which is already zoned residential, and the smaller being commercially-zoned.

The commercial zoning of this smaller parcel, along the south side of Marshall Road, is incompatible with adjacent residential uses. Marshall Road is not designed to accommodate extensive commercial development beyond its intersections with major thoroughfares. This commercial parcel lies approximately 250 feet west of the intersection of Marshall Road with Bulverde Road, most likely too long a distance from this intersection for commercial activity on a thoroughfare inadequate for commercial traffic.

If the zoning of this smaller 4-plus acre tract is changed to residential, the remaining commercially-zoned land at Marshall Road's intersection with Bulverde Road is enough to accommodate future neighborhood commercial development if so desired.

Establishing a Planned Unit Development for residential uses would be appropriate on this environmentally sensitive location.

FINAL

CASE NO: Z2002238

Date: December 03, 2002

Council District: 1

Ferguson Map: 616 E1

Case Manager : Fred Kaiser 207-7942

Applicant Name:

Thomas Aguirre

Owner Name:

Jose Aguirre

Zoning Request: From "MF-33 HS" Multi-Family District Historic Significance to "O-1 HS" Office District Historic Significance.

Property Location: Lot 14 and the east 16' of Lot 13, NCB 1724

121 E. Ashby Place

Proposal: To permit an accounting office

Neighborhood Association: Monte Vista Historical Association ,Tobin Hill Neighborhood Association and Tobin Hill Residents Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The Monte Vista Neighborhood Plan indicates multi-family residential development for the subject property; however, the UDC has this plan listed as advisory only. The Tobin Hill Neighborhood Plan, located immediately south of the subject property, suggests mixed use and commercial development for Ashby at Ogden. The Tobin Hill plan is also advisory. This block of Ashby has been converting to office development in the area between Ogden and Main. This conversion to office is providing a suitable transition between the commercial development at Main and Ashby and existing residential to the east.

FINAL CASE NO: Z2002239S

Date: December 03, 2002

Council District: 9

Ferguson Map: 482 E-5

Case Manager : Pedro G. Vega 207-7980

Applicant Name:

Misra Enterprises, L.P.

Owner Name:

Misra Enterprises, L.P.

Zoning Request: From "R-6 ERZD" Residential Single-Family Edwards Recharge Zone District to "C-2S ERZD" Commercial Edwards Recharge Zone District with a Specific Use Authorization for a gymnasium.

Property Location: 4.49 acres of land out of NCB 19217

21000 Block of Hardy Oak Boulevard

300 feet northeast of Hardy Oak Boulevard

Proposal: To permit the expansion of the existing (Kids R Kids) daycare facility on the adjacent lot and add a gymnasium in the facility.

Neighborhood Association: Stone Oak Property Owners Association

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

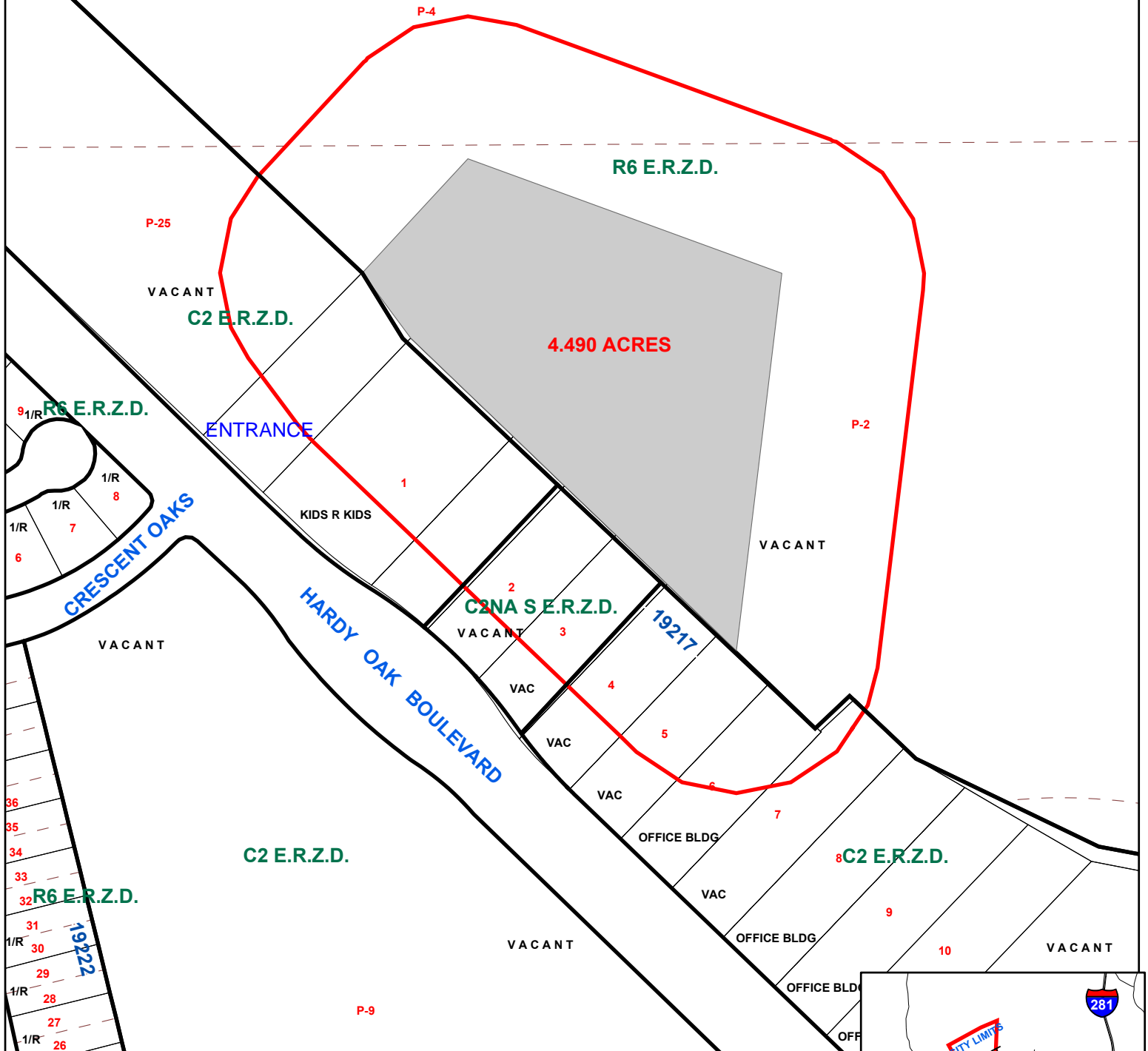
Denial of "C-2S ERZD" Commercial Edwards Recharge Zone District and Approval of "C-2NA S ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District.

The subject property is currently vacant and adjacent to "C-2 ERZD" Commercial Edwards Recharge Zone District and "C-2NA S ERZD" Commercial Non-Alcoholic Sales Edwards Recharge Zone District. The proposed zoning will allow for the expansion of the existing (Kids R Kids) daycare facility and operation of a gymnasium. The "C-2NA S ERZD" zoning will enhance and maintain an existing (Kids R Kids) daycare facility with recreational programs to meet the needs of present and future residents of the neighborhood and community.

VACANT

FINAL

____ Notices Mailed
____ In Opposition
____ In Favor



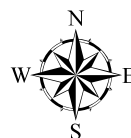
ZONING CASE: Z2002-239S

City Council District NO. 9
Requested Zoning Change
From: "R-6 ERZD" To "C-2 S ERZD"
Date: December 3, 2002
Scale: 1' = 200'

Subject Property

200' Notification

T-1
p.482
E-5



C:\DEC_3_2002

CASE NO: Z2002240

FINAL

Date: December 03, 2002

Council District: 8

Ferguson Map: 513 F7

Case Manager : Richard A. Ramirez 207-5018

Applicant Name:

Daniel Burdin

Owner Name:

Texas Home Improvement Inc.

Zoning Request: From "C-2" Commercial District to "C-2 S" Commercial District with a Specific Use Authorization to permit a self-serve car wash.

Property Location: Lot 1, Block 3, NCB 16633

7126 UTSA Blvd.

Proposal: To permit a self-serve car wash.

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval. The property is currently vacant and fronts along UTSA Blvd., a major thoroughfare. The property is currently zoned "C-2" Commercial District and is surrounded by commercial zoning to the east, west and south. The request of "C-2 S" would be appropriate at this location and will not adversely affect the area.



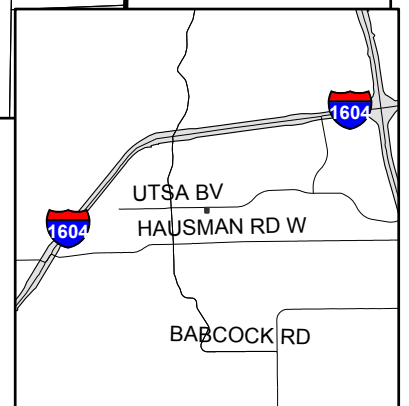
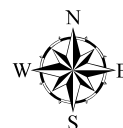
ZONING CASE: Z2002-240

City Council Change NO. 8
Requested Zoning Change
From: "C-2" To "C-2 SUP"
Date: DEC. 3, 2002
Scale: 1' = 200"

Subject Property

200' Notification

T-16
p.513
F-7



C:\DEC_3_2002

CASE NO: Z2002241

FINAL

Date: December 03, 2002

Council District: 10

Ferguson Map: 519 B7

Case Manager : David Arciniega 207-5876

Applicant Name:

Dirt Dealers III, Ltd.

Owner Name:

Dirt Dealers III, Ltd.

Zoning Request: From "R-6" Residential Single Family District to "R-4" Residential Single Family District on 11.36 acres out of NCB 17153 and from "R-6" Residential Single Family District to "C-2 NA" Commercial Non Alcoholic Sales District on .41 acres out of NCB 17153 and from "R-6" Residential Single Family District to "C-3 NA" Commercial Non Alcoholic Sales District on 2.24 acres out of NCB 17153

Property Location: 14.01 acres out of NCB 17153

Nacogdoches Road, west of Falcon Crest

15800 block of Nacogdoches Road

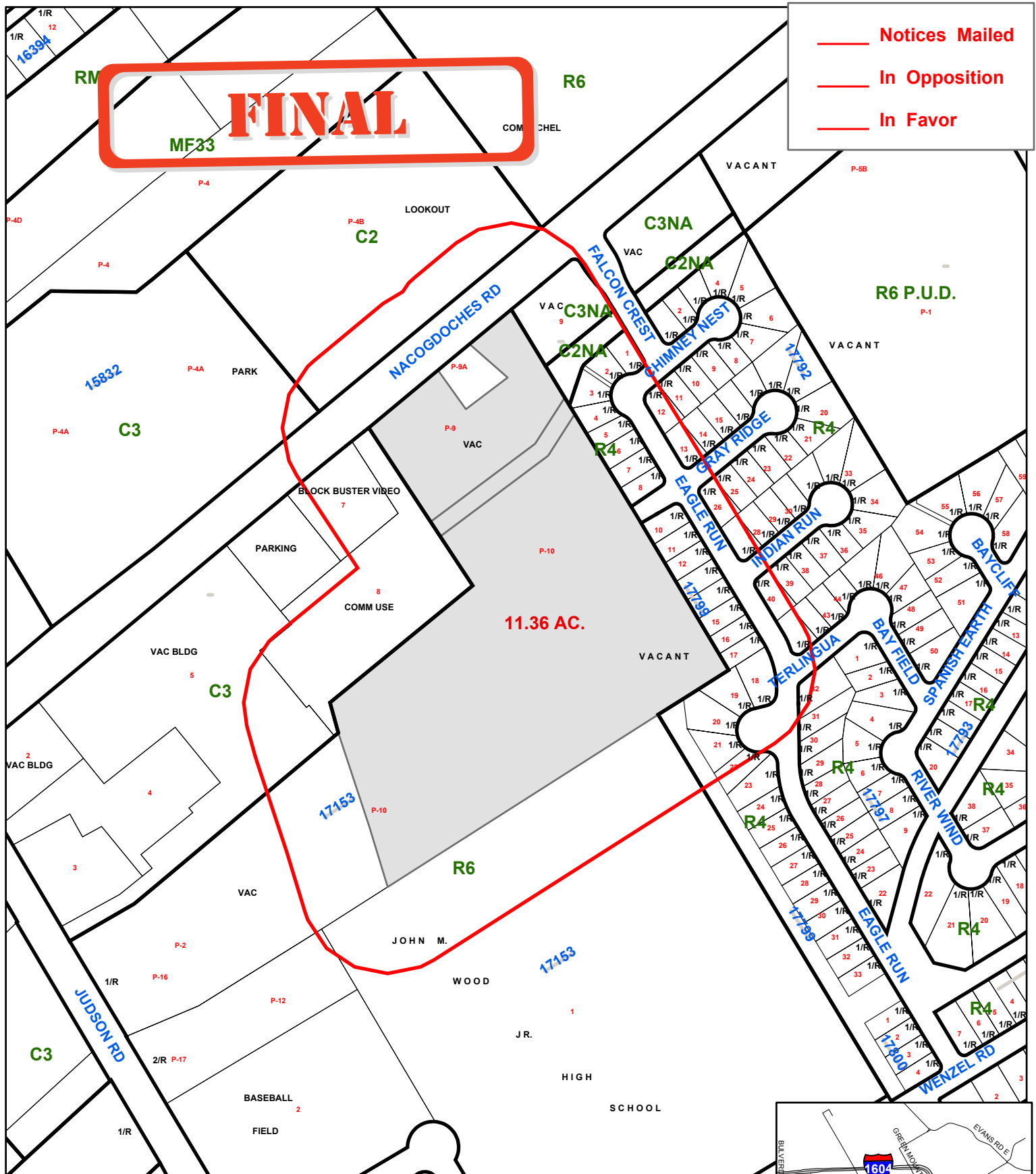
Proposal: To permit single family development and commercial uses

Neighborhood Association: None

Traffic Impact Statement: A traffic impact analysis is not required.

Staff Recommendation:

Approval The subject property is vacant and abutts an established subdivison development to the east and has commercial zoning to the north and west. The proposed "R-4" zoning on 11.36 acres is an extension of an existing developed subdivision to the east and is adjacent to residential zoning to the south. The proposed "C-3 NA" and "C-2 NA" zoning is surrounded by commercial zoning to the north, west and east and fronts on Nacogdoches Road, a major thoroughfare.



— Notices Mailed
 — In Opposition
 — In Favor

ZONING CASE: Z2002-241

City Council District NO. 10
 Requested Zoning Change
 From: "R-6" To "R-4,C-3NA,C-2NA"
 Date: DEC. 3, 2002
 Scale: 1" = 300"

[Gray Box] Subject Property
 [Red Circle] 200' Notification

T-10
 p.568
 C-5

